

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, April 18, 2019, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Melissa Dirr Gengler, Jim Johnson, Greg McCown, Jim McKee and Gregory Newport; Liz Bavitz absent.

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman and Amy Huffman of the Planning Department; the media and other interested citizens.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

Chair McCown called the meeting to order and announced the Open Meetings Act posted at the back of the room.

McCown requested a motion approving the minutes for the meeting of March 21, 2019. Motion for approval made by Johnson, seconded by Newport and carried, 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Bavitz absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

APPLICATION FOR LANDMARK DESIGNATION OF THE CAPLAN HOUSE, 3422 GRIMSBY LANE IN WOODSSHIRE, AND A SPECIAL PERMIT FOR HISTORIC PRESERVATION TO CONSTRUCT AN ACCESSORY BUILDING.

PUBLIC HEARING: April 18, 2019

Members present: Gengler, Johnson, McKee, Newport and McCown; Bavitz absent.

Zimmer said this house is in Woodsshire, a National Register historic district. The home is a fine, solid Tudor Revival house built to the high standards of most homes in Woodsshire. An interesting story with this home is related to the architect, William R. Morton, now added to the "Place Makers of Nebraska" webpage. He was a draftsman that emerged as an architect, designing several houses in the 1930s, four in this area. The developer who employed him left a very considerable legal record of unpaid bills, either by misfortune or ill-intent. He took out a dozen permits on the same day in 1930 to construct eight houses and several garages but ultimately did not pay anyone who did work or supplied building materials. This created detailed documentation of the construction through mechanics' liens and newspaper accounts of the whole process. Ultimately, the house was purchased by the Caplans who resided there for decades.

ACTION:

Johnson moved for approval of the landmark designation, seconded by Newport and carried, 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Bavitz absent.

Gill Peace, Peace Architect Studios, introduced the owners of this home, Chad and Cynthia Mohr, who were on hand to answer questions. Peace said the goal for this added garage is to maintain architectural integrity by matching the design of the main home, including the roof pitch and all materials. The garage will be a story and a half, with space for a small workshop planned in the upper level.

McCown asked if the building will sit right on the setback. Peace said it is a little off the setback line. There is dense, mature landscaping in the area and the addition will really only be visible looking straight down the driveway.

Zimmer noted that the reason this is before HPC is that accessory buildings can only occupy a certain square footage of a property and both levels of this structure count towards that. Additionally, the existing attached garage also contributes to that total by the definitions in the code. Since the proposed garage will match the steep roof pitch of the main house, that also causes the maximum height to exceed the 15-foot limit. The landmark special permit allows for waivers to these aspects of accessory buildings. Similar cases have been reviewed and recommended by the Commission in the past, including the Ogden guest house at the Griswold landmark in Piedmont and the Todd house, just reviewed this year.

McCown wondered what differentiated this structure from an accessory dwelling unit. Zimmer said it will not be used as a dwelling and has no kitchen. Though they are asking for a conditioned space, it will not be used as a dwelling. These permits are reviewed on a case-by-case basis to determine if the use and structure is reasonable in the neighborhood. The quality of this design does that job. Peace confirmed that there will not be a kitchen and there is no intention to use this space as a dwelling. This owner has a great car collection so the workshop is being set up for that.

Newport asked for more details about what sorts of activities will take place in the workshop. Peace said it will be used for detailing. There is enough height to stack small sports cars, so the garage may hold up to three to four collector cars. Newport said he asked because he lives near a similar type of workshop and when any painting is done, it creates somewhat of a nuisance. Peace said there will not be any painting done. Newport noted, speaking in general terms, that in some cases, a hobby like this could cross the line into a commercial type of use. McKee asked if there will be floor drains. Peace said yes. McKee wondered if that is allowed.

Newport asked if any contact has been made with neighbors. Peace said no. There is an existing detached garage next door. It does not maintain the architectural integrity of the neighborhood the way this one will. These owners want the design to match their home. Newport commented that is the best approach.

McCown asked if the exterior finishes are exactly the same as the main house. Peace said yes; they will use both timber and brick. The brick is so close that you might not even know that it isn't original. It is not shown in the rendering, but on the lap siding of the gable end, even the wave pattern on the exposed edge will be replicated. This building will look like it has always been there.

McKee asked about the unique shapes shown on the floor plan included in the packet. Peace said that is the car lift where two smaller sports cars will fit.

Gengler said that the design looks great. McKee asked if any specifications about the design and the appropriateness of the use should be included in a motion. Zimmer said the role of HPC is advisory; Planning Commission will approve the final plan. A full body shop is not allowed unless the use is granted under the special permit by Planning Commission. McKee commented that if the use included an activities like painting or oil leakage, it would be more significant. Zimmer said they should refine the use description in their application letter to Planning Commission to make it clear this is strictly a hobbyist use, appropriate in a residential neighborhood.

ACTION:

Gengler moved for approval of the special permit, seconded by Johnson and carried, 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Bavitz absent.

RECOMMENDATION ON AN AMENDMENT TO SPECIAL PERMIT 16020 FOR THE LUTHERAN CENTER AT 535 N. 16TH STREET ON UNL'S CITY CAMPUS.

PUBLIC HEARING:

April 18, 2019

Members present: Gengler, Johnson, McCown, McKee and Newport; Bavitz absent.

Zimmer said this special permit was approved three years ago for the reconstruction and expansion of the Lutheran Center on UNL's City Campus. The fundraising efforts for the project were a success, but fell short of the original goal. As a result, the design of the building has been reimagined using more of the existing building. Because this is a change to the plan originally approved, Planning Commission requests a recommendation from HPC. There are also aspects of the new design that will require waivers.

Kevin Clark, Clark Architects Collaborative 3, said that four million dollars were raised for this project, making it the highest funded Lutheran center. The original project would have removed the original building and built a new one extending out to the limits of the property lines. This

new proposal recycles and reuses the existing building, which is an L-shaped building with parking in the rear. UNL owns the areas to the north and west.

They plan to create a new front wall which will align with the fraternities on the same block. The existing sanctuary space will be kept, but it hangs over the setback. Parts of the original building will be clad with dimensional stone and a new exit will be added. A bay window was added on the street front, and that also goes into the setback by two feet. The basement keeps the same shape with two new code-compliant stairs. It will have a kitchen and gathering space. The first floor will align with the chapel and will have office space and gathering areas for students. Bedrooms and living areas are on the upper floor; this will be university accredited housing. In the previously approved version, the additions were to be made in matching brick. This time, the goal was to actually set the additions apart, cladding them in stone.

In the last couple of days, there have been conversations related to granting a public easement across the University's access lane to the north; until recently, the center line of the alley has been used, but it is University property. They are fine with granting the public easement.

Gengler asked for a brief summary of changes made in the plan and the timeline. Clark said this plan retains the existing structure. The office spaces are reduced in square footage; in fact, there was an overall downsizing of the square footage for each of the uses. The goal is to close just after Easter and to move off-campus for a year or so. Right now, the plans are to seek the building permit in August.

Zimmer commented that this plan does more with less space. Clark said the past three years have been spent developing the plan further and fundraising. When fundraising fell short, the entire project was nearly scrapped. He likes the new scheme better; it is more unique in scale and faces out to the street better.

Gengler commented that the stone cladding will look great. McCown wondered how much of the brick will be covered. Clark said the addition is only 12 feet but the stone will extend farther around the north side to create a more cohesive look.

ACTION:

Gengler moved to recommend approval of the amendment to the special permit, seconded by Newport and carried, 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Bavitz absent.

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 725 O STREET IN HAYMARKET LANDMARK DISTRICT.

PUBLIC HEARING:

April 18, 2019

Members present: Gengler, Johnson, McCown, McKee and Newport; Bavitz absent.

Ryan Haffey, Nebraska Sign Company, said this is a simple sign. Its new mounting plates will be mounted through mortar joints. The sign is aluminum with an 'X' cut out of it.

Gengler asked if that was a logo for the business. Haffey said yes. He generally suggests adding a tagline, but this sign works for those who already know the business. It is popular right now to do simple logo signs. The business is Wax Buffalo, a candle retailer.

ACTION:

Johnson moved for approval of the certificate of appropriateness, seconded by Gengler and carried, 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Bavitz absent.

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE GRAND MANSE, 129 N. 10TH STREET, A DESIGNATED LANDMARK.

PUBLIC HEARING:

April 18, 2019

Members present: Gengler, Johnson, McCown, McKee and Newport; Bavitz absent.

Ryan Haffey, Nebraska Sign Company, said Boiler Brewing Room has finished their underground space and now requests a panel sign for the fence to provide more presence to the street-facing side of the space.

ACTION:

Johnson moved for approval of the certificate of appropriateness, seconded by Gengler and carried, 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Bavitz absent.

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE PEPPERBERG BUILDING, 815 O STREET, IN THE HAYMARKET LANDMARK DISTRICT.

PUBLIC HEARING:

April 18, 2019

Members present: Gengler, Johnson, McCown, McKee and Newport; Bavitz absent.

Jessica Lindersmith, Vice President of Operations at US Property, stated this item was carried over from the last meeting. At the request of HPC, the panel across the top with the dilapidated tube lighting was removed, the railing was touched up, and the entire front area was cleaned up.

McCown asked if exterior lighting was discussed. Lindersmith said it was not; there is a street light nearby.

Johnson commented that the storefront looks much better.

ACTION:

Johnson moved for approval of the certificate of appropriateness, seconded by Newport and carried, 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Bavitz absent.

DISCUSS AND ADVISE:

- **Bike Share station in Haymarket Area**

Jamie Granquist, City Manager of Bike LNK, said that there are currently 19 Bike Share kiosks with 100 bicycles located around downtown, on both UNL campuses, and at Nebraska Innovation Campus. Passes to use the bikes can be purchased at various levels, depending on the needs of the rider. A new kiosk is being added at the F Street Rec Community Center today. Through a Visitor Grant Improvement Fund, another kiosk will be added in the Haymarket, where there is currently a lack of coverage. Over 35,000 trips have been taken in what is nearly a year since the launch of this project. People are continuing to ride, even in winter months. There are three proposed locations in the Haymarket and Bike LNK seeks the advice from HPC regarding which location would be preferred.

The preferred, 1st- choice location is on the south side of P Street, just east of 8th Street by the Ridnour Building and 10,000 Villages. There are existing amenities there so the kiosk would not cause issues with pedestrian flow since that will be maintained along the buildings. A kiosk at this location would help to alleviate parking congestion. The second proposed location is up the street, on the north side of P Street, a bit east of Old Chicago, beside the Philips 66 gas station. This location is farther from existing infrastructure. The kiosk would utilize power from the nearby building. The third potential location is by Screammers in the 800 block of Q Street, south side. There is not as much activity on that side of the street, though there is some pedestrian activity, it is still close to other activities in the Haymarket, and there is a light pole that the kiosk could be hooked into for power.

Gengler asked which direction the bicycles face from the kiosks. Granquist said they face towards the buildings so the bicycles back up onto the sidewalk. That is safer and is more similar to how a normal bike would be parked. These kiosks are a great amenity for the hotels in the area since people staying often take quick trips to other downtown locations and it is easier than getting a car out of a garage.

ACTION:

Newport moved to approve the location of a kiosk at 8th and P Streets, on the south side.

McKee indicated that he finds the preferred choice to be fine and acknowledged that the kiosk should be placed where it will be the most successful. Zimmer remarked that an aspect of the second choice is that it is adjacent to the gas station, not to the building of the Haymarket District. Newport said he liked that location farther east up the street. Gengler agreed.

McCown wondered if the signature view looking towards Lincoln Station needs to be protected since it is an iconic entrance to the Haymarket. A kiosk at 8th and P Streets could clutter up that view.

Newport said he prefers the second location because it does not impinge on the metered parking; however, he trusts the expertise of Bike LNK in choosing the best location. He can see why the location on the south side of P near 8th Street is desirable.

Gengler said she shares the views of her fellow commissioners. It is not as jarring to see a modern element farther up the street. It is not like a kiosk will have a permanent negative impact, so she is not opposed to any of the proposed locations.

Newport rescinded his motion.

Gengler moved that, based on the discussion today, the preference is for the new kiosk location to be placed at either the 8th and P Street south location or farther up P Street on the north side, outside of Philips 66. On the whole, commissioners preferred the second choice; however, they are willing to defer to Bike LNK to select the location that provides the highest and best use based on their statistical information.

Motion seconded by Johnson and carried, 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Bavitz absent.

- **Resolution of Appreciation presented to James Hewitt**

McCown presented a Resolution of Appreciation to Jim Hewitt, whose term serving on the Historic Preservation Commission ended last month. We wish to thank him for his years of service to the community and for his expertise on this board.

McCown moved to approve the Resolution of Appreciation, seconded by Gengler and carried, 5-0: Gengler, Johnson, McKee, Newport and McCown voting 'yes'; Bavitz absent.

- **Near South Tour Books**

The first volume of the Near South walking tour series should be available by the Mother's Day for the Near South Neighborhood Association tour of homes event. This series has been expanded to include far more detail than the original versions. These volumes will be richly illustrated.

- **Sharing Lincoln History Facebook Page**

Hageman announced the creation of the *Sharing Lincoln History* Facebook page which she and Ed will use to inform people of public presentations and events. Various upcoming walking tours are already posted.

There being no further business, the meeting was adjourned at 2:45 p.m.